

Defeated 04-06-15.
Reconsidered and adopted 04-20-15.

CITY OF STRONGSVILLE, OHIO

RESOLUTION NO. 2015 – 073

By: Mayor Perciak and All Members of Council

**A RESOLUTION APPROVING THE APPLICATION OF
EMIL S. KARIM TO PLACE LAND IN AN AGRICULTURAL
DISTRICT.**

WHEREAS, Emil S. Karim (the "applicant") has filed a renewal application with the Clerk of Council to place Permanent Parcel No. 394-14-003, located at 18402 Prospect Road, in the City of Strongsville ("applicant's land"), which the applicant has owned for many years, into an agricultural district; and

WHEREAS, through passage of Resolution No. 2010-155 on November 1, 2010, this Council previously approved a prior similar application for the same property; and

WHEREAS, on March 4, 2015, the Cuyahoga County Fiscal Office notified the City that it had approved the application; and

WHEREAS, this Council held a public hearing on March 16, 2015, within the time prescribed by law, to hear the applicant and any public comments in support of and/or against the granting of the application.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF STRONGSVILLE, COUNTY OF CUYAHOGA AND STATE OF OHIO:

Section 1. That this Council finds and determines that the application attached hereto as Exhibit A to place applicant's land comprising some 13 acres into an agricultural district is in compliance with law and is hereby approved.

Section 2. That the approval of the application to place applicant's land in an agricultural district shall be for the period commencing on the effective date as established by law and ending no later than five (5) years thereafter.

Section 3. That the Clerk of Council be and is hereby directed to forward a certified copy, return receipt requested, of this Resolution to the applicants and the Cuyahoga County Fiscal Office within five (5) days from the date of adoption of this Resolution in accordance with law.

Section 4. That it is found and determined that all formal actions of this Council concerning and relating to the adoption of this Resolution were adopted in an open meeting of this Council; and that all deliberations of this Council, and any of its committees, that resulted in such formal action were in compliance with all legal requirements.

Section 5. That this Resolution shall take effect and be in force from and after the earliest period allowed by law.

Michael Daymut
 President of Council

Approved: Thomas B. Turner
 Mayor

Date Passed: April 29, 2015
 (On Reconsideration)

Date Approved: April 21, 2015
 (On Reconsideration)

	<u>Yea</u>	<u>Nay</u>
Carbone	_____	✓
Daymut	_____	✓
DeMio	_____	✓
Dooner	_____	✓
Maloney	_____	✓
Schonhut	_____	✓
Southworth	_____	✓

Attest: Linnee Piontko
 Clerk of Council

RES
 ORD. No. 2015-073 Amended: _____
 1st Rdg. 04-06-15 Ref: _____
 2nd Rdg. Suspended Ref: _____
 3rd Rdg. Suspended Ref: _____

CERTIFICATE OF POSTING

I, Clerk of Council of the City of Strongsville, Ohio, do hereby certify that Ordinance/Resolution No. 2015-073 was duly posted on 04/10/15., and remained posted for a period of fifteen days thereafter, in not less than five of the most public places in the City as determined by the Council of said City.

Linnee Piontko
 Clerk of Council

Dated: 04/10/15.

	<u>Yea</u>	<u>Nay</u>
Carbone	✓	_____
Daymut	✓	_____
DeMio	✓	_____
Dooner	✓	_____
Maloney	✓	_____
Schonhut	✓	_____
Southworth	✓	_____

Pub Hrg. 03-16-15 Ref: _____
 Adopted: 04-20-15 Defeated: 04-06-15

Resolution 2015-073

Reconsidered: 4/20/15 (unanimous motion)
 Motion to suspend rules (unanimous)
 Roll Call for Adoption:
 All ayes. Motion carries.
 Resolution No. 2015-073 ADOPTED 4/20/15

DO NOT COMPLETE FOR OFFICIAL USE ONLY

CAUV Application No. 37

Action of County Auditor

Application Approved Rejected *

Date Application Filed with County Auditor 2/18/2015

Date Filed (if required) with Clerk of Municipal Corporation _____

County Auditor's Signature [Signature] Date 2/25/2015

Date Decision Mailed to Applicant 3/2/2015 Certified Mail No. 7013 1710 0001
0512 1839

Action of Legislative Body of Municipal Corporation

Application Approved Approved with Modifications * Rejected *

Date Application Filed with Clerk March 4, 2015

Date of Public Hearing March 16, 2015

Date of Legislative Action April 6, 2015

Clerk's Signature [Signature] Date 4-7-15

Date Decision Mailed to Applicant 4-7-15. Certified Mail No.
91 7199 9991 7031 9630 8621

* IF MODIFIED OR REJECTED, ATTACH SPECIFIC REASONS FOR MODIFICATION OR REJECTION

* See Attached Memo *



CUYAHOGA COUNTY FISCAL DEPARTMENT
APPRAISAL DIVISION
2079 EAST NINTH STREET
CLEVELAND, OHIO 44115

RECEIVED
MAR 04 2014
CITY OF STRONGSVILLE
CITY COUNCIL

ACCEPTANCE OF APPLICATION
FOR PLACEMENT OF FARMLAND
IN AGRICULTURAL DISTRICT
(O.R.C. SECTION 929.02)

Karim, Emil S.
17102 Rabbit Run Dr
Strongsville, Oh 44136

Monday, March 02, 2015

The Cuyahoga County Fiscal Office is in receipt of your request for placement of farmland in an Agricultural District. We have reviewed the real property identified in your application dated .

In accordance with Ohio Revised Code Section 929.02, you are hereby notified that your application meets the requirements of an agricultural district and has been approved by the Cuyahoga County Fiscal Office.

The affected permanent parcel numbers and addresses are:

PARCEL NUMBER	ADDRESS
394-14-003	18402 PROSPECT RD

If you have any questions, please contact Lori Koran, of the Fiscal Office, at (216) 443-8141.

Cordially,

Lori Koran
Certified General Real Estate Appraiser
CAUV Specialist

cc: Jim Hopkins, Dir. of Appraisal

**APPLICATION FOR PLACEMENT OF
FARMLAND IN AN AGRICULTURAL DISTRICT
(O.R.C. Section 929.02)**

New Application _____
Renewal Application

(See page 4 for General Information regarding this Application)

INSTRUCTIONS FOR COMPLETING APPLICATION

Print or type all entries.

- o List description of land as shown on the most recent tax statement or statements. Show total number of acres.
- o Describe location of property by roads, etc., and taxing district where located.
- o State whether any portion of land lies within a municipal corporation.
Note: See "Where to File" on page 4 to be sure that a copy of this Application is also filed with the Clerk of the municipal legislative body as well as the County Auditor.
- o A renewal application must be submitted after the first Monday in January and prior to the first Monday in March of the year in which the agricultural district terminates for the land to be continued in this program.
- o If the acreage totals 10 acres or more, do not complete Part D.
- o If the acreage totals less than 10 acres, complete either D (1) or (2).
- o Do not complete page 3. This space to be completed by the County Auditor and/or Clerk of the municipal legislative body.

A.

Owner's Name:	EMIL KARIM
Owner's Address:	17102 Rabbit Run Dr. STRONGSVILLE, OHIO. 44136
Description of Land as Shown on Property Tax Statement:	
Location of Property:	
Street or Road-	PROSPECT Rd. STRONGSVILLE, OHIO.
County-	CUYAHOGA

TAX DISTRICT(S)	PARCEL NUMBER(S)	# of Acres
STRONGSVILLE	394-14-003	13.18
Total Number of Acres		13.18

B. Does any of the land lie within a municipal corporation limit or subject to pending annexation?
Yes _____ No

If YES, REMEMBER a copy of this application must be submitted to the Clerk of the municipal legislative body.

C. Is the land presently being taxed at its current agricultural use valuation under Section 5713.31 of the Ohio Revised Code? Yes No

If NO, complete the following showing how the land was used the past three years:

	<u>ACRES</u>		
	LAST YEAR	TWO YEARS AGO	THREE YEARS AGO
Cropland	13.18	13.18	13.18
Permanent Pasture used for animal husbandry			
Woodland devoted to commercial timber and nursery stock			
Land Retirement or Conservation Program pursuant to an agreement with a federal agency			
Building areas devoted to agricultural production			
Roads, building areas, and all other areas not used for agricultural production			
Total Acres	13.18	13.18	13.18

D. Does the land for which the application is being made total 10 acres or more devoted exclusively to agricultural production or devoted to and qualified for payments or other compensation under a land retirement or conservation program under an agreement with an agency of the federal government?

Yes No

If NO, complete the following:

1. Attach evidence of the gross income for each of the past 3 years, if the average yearly income from agricultural production was at least twenty-five hundred (\$2,500.00) dollars or more, or
2. If the owner anticipates that the land will produce an annual gross income of twenty-five hundred (\$2,500.00) dollars or more, evidence must be attached showing the anticipated gross income.

Authorization and Declaration

By signing this application I authorize the county auditor or his duly appointed agent to inspect the property described above to verify the accuracy of this application. I declare this application (including accompanying exhibits) has been examined by me and to the best of my knowledge and belief is a true, accurate and correct application. I understand that land removed from this program before the 5-year enrollment period is subject to penalty, in accordance with Section 929.02(D) of the Ohio Revised Code.

Emil Karim
Signature of Owner

Date: 2/15/2015

MEMORANDUM

RECEIVED
APR 06 2014
CITY OF STRONGSVILLE
CITY COUNCIL

TO: Mayor Tom Perciak
All members of council

FROM: Anthony J. Biondillo, Director Building Department

DATE: April 3, 2015

SUBJECT: Resolution No. 2015-073 – Emil S. Karim to place land in an Agricultural District

Mayor and members of Council:

1. Reviewed property – no obvious signs there has been farming or crops planted for period of time and based on satellite images from County GIS Systems.
2. No indication/evidence of activity with respect to stables and horses or other animals.
3. No signs of obvious plowing on the property.
4. Unable to reach County.
5. Left messages for owners who are currently located in California.
6. Recommend turning it down based upon apparent lack of any agricultural use, which would violate statute for agricultural district.
7. The matter should be returned to the County for their further investigation and follow-up.

CITY OF STRONGSVILLE
OFFICE OF THE COUNCIL

TO: Michael J. Daymut, President of Council

FROM: Tiffany Mekeel, Assistant Clerk of Council

DATE: March 4, 2015

SUBJECT: Application for Placement of Farmland in an Agricultural District
Applicant: Emil S. Karim
Location: 18402 Prospect Road, Strongsville, OH 44149
PPN: 394-14-003

On March 4th, our office received an approved renewal application by the Cuyahoga County Office of the Fiscal Officer for Emil S. Karim for Placement of Farmland in an Agricultural District for property located at 18402 Prospect Road, PPN 394-14-003.

Pursuant to ORC Section 929.02(B), the Council is *required* to conduct a public hearing on the application no later than thirty days after the filing of the application with the Clerk.

I will be setting a public hearing for this application on March 16, 2015. Prior to the public hearing, you should note for the record that the legislative body received the renewal application.

Thank you.

TAM

cc: Mayor Perciak
Ken Kraus, Law Director